

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
Manistee, MI 49660

## MEETING MINUTES

**JUNE 5, 1997**

A Meeting of the Manistee City Planning Commission was held on Thursday, June 5, 1997 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Kristie Harless, Duane Jones, John Lakos, John Serocki, Tony Slawinski, Roger Yoder

**MEMBERS ABSENT:** Mike Fatke, Richard Franckowiak, Mathew McShane

**OTHERS PRESENT:** Lori Donnan (Zoning Administrator), Jon Rose (Community Development Officer), Ray Fortier (City Council), Jeff Mikula (Abonmarche), Denise Mikula (City Staff), Martin Prieb (Manistee News Advocate), Bob Horvat (Super 8 Motel), Harold Walls (Best Western), Dave Hoffman (Harbor Village), Jim Johnson (Structural Specialties) Gordon Koschtial (Axchem), Mike Ennis (Axchem)

Meeting was opened at 7:01 p.m. by Chairman R. Yoder.

### **PUBLIC HEARING:**

Best Western Manistee located at 200 Arthur Street have requested a Special Use Permit for the installation of a 6 ft. x 19 ft. (114 square feet) freestanding sign on the south end of their parcel for the purpose of advertising their hotel. Notification has been mailed to the adjoining property owners that are within 300 feet of their parcel.

Mr. Harold Walls of Best Western Manistee apologized for the sign being placed without the proper permits. Mr. Walls had assumed that the sign company would have taken care of the necessary permits. Mr. Walls said that they have begun the removal of two existing reader board signs on their property. Once they are removed they will have a total of three signs. Mr. Walls passed around a picture of the sight including the placement of the signs.

Jon Rose informed the Committee and the property owners that if the proposed Sign Ordinance goes into effect the sign will not conform to the recommended standards and if any additional signs are erected the sign would need to be brought into compliance.

Chairman Yoder asked for questions from the Committee and the people in the attendance and no questions were asked. Public Hearing was closed at 7:08 p.m. MOTION by Jones, supported by Slawinski that the

request for a Special Use Permit for Best Western Manistee for a sign be approved. Motion passed unanimously.

### **SITE PLAN REVIEWS:**

#### **Harbor Side East**

A site plan was presented by Dave Hoffman of Harbor Village for the location of four buildings in the Harbor Side East area of Harbor Village. The plan was presented to the Historic Overlay Review Committee on Wednesday, June 4<sup>th</sup> and was approved. A site plan review has been done and it meets all of the requirements. Questions were asked that Mr. Hoffman answered. MOTION by Lakos, supported by Serocki that the site plan review for Harbor Side East be approved. Motion passed unanimously.

#### **Best Western Manistee**

A question regarding the total number of signs on the property was asked Mr. Walls after further review of the drawing. Mr. Walls had stated that there would be a total of three signs on the property and review of the plan shows two building signs. After discussion it was determined that the two building signs along with the three freestanding signs meet the current requirements of the Zoning Ordinance. This in no way effects the Special Use Permit that was granted.

#### **Axchem**

A site plan for a Dimethylamine Containment Dike for Axchem, Inc. was presented. A site plan review was done for the project and a review was done by Sid Scrimger, Fire Chief. A letter from Chief Scrimger states after review no deficiencies or problems were found with the proposal and he recommends approval. Questions were asked of Mr. Mike Ennis of Axchem who responded. After discussion MOTION by Jones, supported by Harless that the Site Plan for a Dimethylamine Containment Dike for Axchem be approved. Motion passed unanimously.

### **CITIZEN QUESTIONS AND CONCERNS:**

No concerns were expressed by citizens in attendance.

### **MINUTES:**

MOTION by Jones, supported by Harless, that minutes of the May 22, 1997 special meeting be approved. Motion passed unanimously.

### **UNFINISHED BUSINESS:**

No unfinished business.

## CITY UPDATE:

Jon Rose, Community Development Officer gave an update on the following projects: Notice has been received that the Community Development Block Grant for work on Sixteenth and State Street has been approved. The Riverwalk Dedication on May 22, 1997 was a success with a final completion date for work on the Riverwalk of June 29, 1997. The Planning Commission were guests of honor at Mayor's Exchange held on May 28<sup>th</sup> with Harbor Beach. A public hearing for the Sign Ordinance will be held on June 17<sup>th</sup> at 7:30 p.m. for those who would like to attend. The new Fire Truck is on its way, anticipate arrival on June 9<sup>th</sup>. Alterations to the Fire Hall are in process. Switch over to underground electrical for the remaining business on Riverwalk East is planned for this weekend. Blight letters have been sent to the closed Marina on Arthur Street and the two gas stations on Cypress Street.

Welcome back to Martin Prieb, reporter for the Manistee News Advocate who once again is covering the Planning Commission Meetings.

## REPORTS:

### D.D.A.:

John Lakos gave a report on the June 4<sup>th</sup> D.D.A. Meeting. Plans are being made for Fire Prevention week that will be held in October. They have placed the budget for Fire Prevention Week at \$5,000. Proposed changes in the D.D.A. Loan Program are in progress. Report on Riverwalk East progress and Signage for the Riverwalk were discussed. A three person committee of Dave Carlson, Lori Donnan and Dennis TerHorst was formed to look into recruiting businesses for downtown.

### Zoning Board of Appeals

A meeting was held on Monday, May 5<sup>th</sup> a variance was granted to Dennis & Ruth Simoneau, 514 Cypress Street for a variance to the ten foot attached accessory building set-back limitation to allow the construction of a proposed attached accessory building with a six and 1/2 foot side-yard set-back. A request from Ambar Chemical Inc. for a variance to the 30 foot building height limitation to allow the construction of a 100 foot high building to house their Bromine facility was tabled until Thursday, May 22<sup>nd</sup> at 5:30 p.m. for more fact finding.

A meeting was held on Thursday May 22<sup>nd</sup> to make a decision on the request from Ambar that was tabled during the May 5<sup>th</sup> meeting. Fire Chief Sid Scrimger had sent a letter to Ambar requesting safety precautions be applied to the variance. Ambar agreed to these precautions and after discussion by the citizens in attendance and the board the variance was granted with conditions. A request from Keven & Heather Pietrasik, 11 Magill Street for a variance to the ten foot attached accessory side-yard set-back to allow construction of proposed attached accessory building requirements granting a seven foot side-yard set-back was granted. Also a request from Manistee Vacuum, 340 River Street was granted a variance to the waterfront set-back requirement of 50 feet for the construction of a deck. A variance to the six foot fence height requirement to construct a 10 foot high privacy fence was also granted.

### Historic Overlay Review Committee

At a meeting held on May 5<sup>th</sup> approval for paint colors for the City Drug building located at 401 River Street were approved. Dick Garten owner of Dick's Barber Shop, 320 River Street received approval for an addition to his residence located on the river side of the building. Conditions were that the deck is to be stained by June 30, 1998, no shutters are to be used and the Porch Light will need to be approved at a later date.

A second meeting was held on May 15<sup>th</sup> approval for paint colors and fabric for an awning for the Smith Building 358 & 362 River Street were approved. Awning structure and shape were not approved and will need to be brought back to the committee. Sharon Joseph who purchased the Ross Building at 316 & 318 River Street has approval for reconstruction of the south facade of the building. Ms. Joseph will have to return to the committee for color, signage and awning approval. Manistee Vacuum, 340 River Street returned for approval to add a fence approximately 10 feet tall at the east side of the lot and behind stairway to screen the deteriorated exterior of the adjoining building. Conditions included the top boards in the fence be "dog-eared", the fence is to be painted by June 30, 1998.

The third meeting held on June 4<sup>th</sup>. Approval was given for a sign for Snyder's Shoes, 397 River Street. Dave Hoffman of Harbor Village received approval for 4 buildings at Harborside East. Dr. Reines of Village Professional Building, 72 Filer Street received approval to put a light on a post in their parking lot.

### Joint City Review/Ordinance Committee

The City Council Ordinance Committee had a meeting to review an Ordinance Amendment regarding Roof Pitch, Design Standards and the Sign Ordinance.

Item #5 on the Agenda Pre-Manufactured housing and Adult Foster Care will be removed from the Agenda. A letter will be sent to the Housing Commission regarding Adult Foster Care in the City.

### NEW BUSINESS:


Chairman Roger Yoder will be giving his annual report at the July 1, 1997 City Council Meeting. He asked for support from fellow Planning Commission Members and invited them to attend. Chairman Yoder requested that a letter be drafted to thank the City Council for inviting the Planning Commission to Mayor's Exchange.

### ADJOURNMENT:

There being no further business, MOTION by Jones, supported by Harless that the meeting be adjourned. Motion passed unanimously.

The meeting adjourned at 7:46 p.m.

MANISTEE PLANNING COMMISSION

  
Denise J. Mikula, Acting as Secretary